

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
MAG BUILDING CODES COMMITTEE

June 16, 1999
Maricopa Association of Governments Office
Saguaro Room
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, El Mirage, Chairman	Gary Pasciak for Fred King Maricopa County
Ken Sowers, Avondale	Tom Mattingly, Mesa
* Pam Anderson, Cave Creek	Ibrahim Maslamani, Peoria
* Carefree	Bob Goodhue, Phoenix
Alex Banachowski, Chandler	Adam Sessions, Queen Creek
*Patrick Davis, Fountain Hills	Dave Potter, Scottsdale
*Ralph Vasquez, Gila Bend	Forrest Fielder, Surprise
Scott Wakeford for Jo Rene DeVeau , Gila	Michael Williams, Tempe
River Indian Community	* Mario Rochin, Tolleson
Ray Patten, Gilbert	* Skip Blunt, Wickenburg
Larry Richards, Glendale	Red Miller, Youngtown
*Steve Burger, Goodyear	Russ Brock, Arizona Homebuilders Association
*Richard Hughes, Litchfield Park	

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Johnny Montoya, City of El Mirage	Mike Cusak, Arizona Awning & Patio Enclosure
Lisa Tichavsky, Arizona Awning & Patio	Association
Enclosure Association	Harry P. Wolfe, MAG

1. Call to Order

The meeting was called to order at 2:07 p.m. by Chairman Leon Manuel.

2. Approval of April 21, 1999 Meeting Minutes

It was moved by Gary Pasciak, seconded by Forrest Fielder and unanimously recommended to approve the meeting minutes of April 21, 1999.

3. Call to the Public

Lisa Tichavski recounted how the Arizona Awning Association had requested over a year ago guidance on the ICBO reports that state aluminum patio covers can be attached to roof rafters. However the roof framing members used in the Valley is wood trusses. The issue before the group is do trusses qualify as rafters.

Leon Manuel recounted that in October 1998 he had asked the Arizona Structural Engineers Association for advice on attaching patio covers to truss pull or rafter. but had not received a response from them. He added that he had sent a letter on June 15, 1999 to remind the Association that we wanted an expeditious opinion on the matter.

Ms. Tichavski said that she would plan on the issue being addressed at the July meeting of the MAG Building Codes Committee, assuming some response was provided by the Structural Engineers Association. Mike Cusak said that if the MAG Building Codes Committee does not hear back from the Association then the issue should be deferred to the September meeting.

Leon Manuel pointed out that assignments to International Code Council Committees were being made by the applications that were mentioned at the last meeting. His previous concern dealt with the elimination of the ICBO Code Development Committees. He said that everyone should have gotten the books for the results of the Public Hearings on ICC codes in California.

Leon Manuel commented that he received a letter from Desert Truss, which was distributed to the members, asking for discussion on the handling of the truss sheets. They want some standardization. The question was raised whether we need the sheets before issuing a permit. It was noted that the issue would be addressed at the next committee meeting.

Mike Williams pointed out that at the April meeting mechanical ventilation standards for parking structures was discussed. He said that ICBO developed a position on the issue which was distributed in a written response.

Forrest Fielder asked if the position related to both the 1997 and the 1994 Uniform Building Code. Mike Williams responded that it did.

4. Reduction of Code Requirements for Child Day Care Facilities in Single Family Residences

Mike Williams said that there had been some requests for a relaxation of the E-3 occupancy standards for day care facilities in single family residences such as ADA, setbacks, fire codes, etc. He said that the Tempe Planning & Zoning ordinance limits the number of children in day care to five to be exempt from the E-3 requirements.

Members of the MAGTAG responded that they had either not had any requests and/or do not accept any lowering of the occupancy standards for day care facilities in single family residences.

5. Update on the Adoption of 1997 Codes

Leon Manuel noted that at the end of 1998 the MAG Building Codes passed a motion establishing July

1, 1999 as the target date for adopting the UBC, UMC, and the NEC. He asked member agencies to provide a status on what they had adopted. The status is summarized in the table below:

Jurisdiction	1997 UBC	1996 NEC	1997 UMC
Avondale	Adopted	Adopted	Adopted 1997UPC
Chandler	No progress		
El Mirage	Pending	Pending	Pending
Gila River	Adopted	Adopted	Adopted
Gilbert	Pending	Pending	Pending
Glendale	Adopted	Adopted	Adopted
Mesa	Adoption shortly	Adoption shortly	Adoption shortly
Peoria	Adopted	Adopted	Adopted
Phoenix	Adopted	Adopted	To be scheduled for consideration by Council
Queen Creek	Considered by Council		
Scottsdale	Adopted	Adopted	Adopted
Surprise	Adopted	Adopted	Adopted
Tempe	Not started	Adopted	Adoption not yet initiated
Youngtown	Adopted	Adopted	Adopted

Tom Mattingly asked which jurisdictions adopted the Codes without any amendments. It was noted that Peoria, Glendale, Scottsdale and Queen Creek had adopted the Codes without any amendments. Other jurisdictions noted that the Codes included amendments as follows:

Surprise - swimming pool

El Mirage - adoption of MAG sound attenuation standards

Peoria - changed administrative provisions, pool ordinance and some other structural changes

Queen Creek - permits for fences had a lower height requirement

Glendale - all but Uniform Plumbing Code

Scottsdale - requires sprinklers

County - approved code without amendments but are now considering some

Phoenix - adoption came forth from MAG amendments; want amendments to reflect those approved by MAG. working with Pima County on the 1999 NEC.

Chandler - haven't adopted any amendments
Youngtown - swimming pool and noise level of Luke Air Force Base.

6. Update of the West Valley Jurisdictions Plan Review Approval Agreement

Ibrahim Maslamani reported that a number of west side local governments were working on reciprocal agreements to approve and accept one another's plans. He distributed a handout which summarized the benefits of the program. He noted that it made better use of staff resources, and reduced the burden on builders to have the same plans approved by several jurisdictions.

Tom Mattingly asked if there were an addendum to the Plan whether the developer was responsible for submitting it to all the jurisdictions participating in the agreement. Mr. Maslamani responded that it was not necessary for minor changes, but for major changes it would be sent back to the Plans Examiner for review. He added that Glendale and other jurisdictions would also be welcome to participate.

Tom Mattingly commended Ibrahim Maslamani and Peoria for their efforts in developing such an agreement.

Bob Goodhue asked how the agreement impacted a jurisdiction's ISO ratings. Would a jurisdiction's ISO rating go up as a result?

Larry Richards said that Glendale would be willing to offer a Plan Review course to westside cities.

Ibrahim Maslamani pointed out that the reciprocal agreement on plan was geared to residential tract homes. He said that he would e-mail members of the MAG Building Codes Committee his plan review check list.

7. Update of the Building Inspectors and Plans Examiners Forum

It was noted that Roger Vermillion of Tempe and Pam Wertz of Glendale respectively were elected Chair and Vice Chair of the Building Inspectors and Plans Examiners Forum. It was noted that at their next meeting they will address the modified one hour separation between garage and house. They will also be dealing with truss marking, suspended ceilings, etc.

8. State Plumbing Code Commission

Dave Potter announced that he is on the Appendices subcommittee, and that it has been inactive.

Ibrahim Maslamani inquired if anyone heard about the City Attorney's Conference as it related to the State Plumbing Code.

Ray Patten asked if there was a final approved version of the plumbing code. It was noted that there was a final version which had been e-mailed to everyone.

9. Legislative Issues

Tom Mattingly noted that there was state legislation on Adult Care facilities indicating that nonambulatory people can be housed in R-3 structures.

Leon Manuel reported that in his meeting this morning with the Arizona Fire Code Committee one of the northern Arizona members stated that a new state law for state licensing allows you to have Alzheimers patients and similar patients to be locked in a bedroom/room.

10. Topics for Future Agendas

Topics for the next agenda included truss markings and ISO scores.

The meeting adjourned at 3:20 p.m.